

Prepared by and return to:
Keith Carroll
Clear Title & Escrow, LLC
340 West 23rd Street
Suite E
Panama City, FL 32405
(850) 640-1491
File No 2023-279

Parcel Identification No 34511-605-000

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ASSIGNMENT OF PROPRIETARY LEASE

This indenture made the 20th day of June, 2023 between Alice Martin Family LLC, a Florida Limited Liability Company, whose post office address is 429 Brady Way, Panama City, FL 32408, Assignor, to Jennifer Lee fka Jennifer Lee Wickland, a single woman, whose post office address is 223 S Gay Avenue, Panama City, FL 32404, Assignee:

Witnesseth, whereas an interest in said sublease was subsequently assigned to Assignor as recorded in Official Records Book 3913, Page 214, of the Public Records for Bay County, Florida.

Witnesseth, that said Assignor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Assignor in hand paid by said Assignee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Assignee, and Assignee's heirs and assigns forever, the following described land, situate, lying and being in Bay, Florida, to-wit:

A PROPRIETARY LEASEHOLD INTEREST IN APARTMENT NO. 427 OF FONTAINEBLEAU TERRACE, A COOPERATIVE, as located upon land described as follows:

Commencing at the SW corner of Block "G" of BID-A-WEE SUBDIVISION, according to Plat on file in the public records of Bay County, Florida and running Northwesterly along the Northerly right-of-way line of U.S. Highway 98, a distance of 40 feet across Nautilus Street for a point of beginning; thence continue Northwesterly along said Northerly right of way line 207 feet; thence South 31°00' West to the water's edge of the Gulf of Mexico; thence Southeasterly along said water's edge to the intersection of said water's edge with the projection of the Westerly line of said Nautilus Street; Thence Northeasterly along said projection to the point of beginning, LESS and Except right-of way of U.S. Highway 98, being a part of Section 28, Township 3 South, Range 16 West.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Assignor hereby covenant with the Assignee that the Assignor is lawfully seized of said land in fee simple, that Assignor have good right and lawful authority to sell and convey said land and that the Assignor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Assignor have hereunto set Assignor's hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:

[Signature]
WITNESS

PRINT NAME: Keith Carroll

[Signature]
WITNESS

PRINT NAME: Jean McDougall

Alice Martin Family LLC, a Florida Limited Liability Company

By: [Signature]
Leigh Martin, Manager

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 20th day of June, 2023 by Leigh Martin, Manager of Alice Martin Family LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

[Signature]

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: _____
OR Produced Identification: x

Type of Identification Produced: DL

